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Planning Board Minutes
Tuesday, December 14, 2004

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Memorial Building
150 Concord Street, Ablondi Room

7 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, and Sue Bernstein,
8 Carol Spack, Clerk and Andrea Carr-Evans. Also present Jay Grande, Planning Director.

9 **Meeting was called to order at 7:30 pm**

10 **I. Approval of Minutes**

11 The Board reviewed the minutes for October 21, 2003. *Carol Spack moved to*
12 *accept minutes with minor changes and edits. Ann Welles seconded the motion.*
13 *The vote was 5 in favor 0 opposed.*

14 The Board reviewed the minutes for October 26, 2004. *Ann Welles moved to accept*
15 *minutes with minor changes and edits. Carol Spack seconded the motion. The vote*
16 *was 5 in favor 0 opposed.*

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18 **II. Baystate Lincoln Mercury, 571 Worcester Road**

19 *Sue Bernstein moved to extend the temporary occupancy permit to May 30, 2005.*
20 *Ann Welles seconded the motion. The vote was 5 in favor and 0 opposed.*

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22 **III. Wayside Youth Services**

23 Tom O'Neal (Town Meeting Member precinct 8) read a letter addressed to the Board
24 regarding the Wayside Youth Services into record. He wanted the Board to rescind
25 the plans for a subdivision that was never built, which would prevent the residential
26 area from encroachment by a commercial venture. Wayside was looking to create a
27 public way for their property. The Board discussed this issue and decided to ask
28 Town Counsel for an opinion.

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30 **IV. Public Hearing for Special Permit for Erosion, Special Permit for Earth**
31 **Removal, and Off-Street Parking Plan, 1834 Worcester Road, Nstar.**

32 In attendance for applicant were Attorney Neven Rabadjija, Jim Davis, Ken Caputo,
33 Pat Convery and JoAnn O'Leary .

1 Thomas Mahoney read the public hearing notice into the record. Attorney Neven
2 Rabadjija presented a brief overview of the project. Jim Davis described how the
3 system operates. He touched on reasons for this system as opposed to an upgrade or
4 replacement of the existing lines, operation and back up of the system and lot size.
5 The Applicant reviewed the site plan. They touch on the lot area, storm drainage,
6 snow removal, parking and landscaping. The Board was concerned with snow
7 storage, landscaping which should be all evergreen 7' to 8' feet, fencing type, grading
8 of the site, lighting, construction schedule. The board also wanted to see a plan
9 showing elevations of the site. Jay Grande noted that the Fire and Police departments
10 had not provided comments to the Board. The Board noted that the site was difficult
11 to locate and requested the applicant to provide a sketch of the site relative to the
12 existing building. The applicant offered to provide an aerial photo blow up of the area
13 showing its location. Jay Grande felt that the truck routing impact should be watched,
14 and that he would be having another staff review meeting with the applicant.

15 *This hearing will be continued to January 11, 2005 at 7:45.*

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17 **V. Public Hearing for Extension of Special Permit for Use, Special Permit for**
18 **Reduction in the Required Number of Parking Spaces, Special Permit for Off-**
19 **Site Parking, Special Permit for reduced Dimensional Parking Requirements**
20 **and Site Plan Review Approval, 100 & 200 Staples Drive.**

21 *This hearing was continued to January 4, 2005 at 9:00 pm.*

22 **VI. ANR Plan Review ~ 23 Underwood Avenue**

23 The Board tabled this discussion and accepted the applicant's request for extension.
24 *Ann moved to accept the request for the extension of 23 Underwood Ave ANR*
25 *review to February 18, 2005. Andrea Carr-Evans seconded the motion. The vote*
26 *was 4 in favor 0 opposed and 1 abstention.*

27 **VII. Miscellaneous Administrative**

28 **a. Sue Bernstein moved to extend Kohl's temporary occupancy permit to May 30,**
29 **2005. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0**
30 **opposed.**

31 **b. The Board discussed the landscape language for 500 OCP. Jay has asked Joe**

Jenkins to review the language. The Board would like to see the language read that the applicant will plant a row of evergreens spaced to provide an effective screen of the parking lot. This should be done this spring and not be tied to a building permit.

c. Framingham Dodge is still parking vehicles on the landscape area. The board would like Jay Grande to send a letter to remind them that this is not allowed.

d. The Board would like Jay Grande to look into an extremely bright light at Connolly Motors, carriages being parked in front of the doors at Wal-Mart and the possible fire safety issues.

e. The Board discussed the housing plan procedures and meeting with the consultant hired to handle that grant. They would like to have a joint meeting with the selectmen and consultant. The Board would like to receive a copy of the grant applicant and scope and develop an agenda for the housing plan. *Sue moved to contact the consultant as soon as possible before the end of the year. Ann Welles seconded the motion. The vote was 3 in favor 0 opposed and 2 abstained.*

VIII. Meeting Adjournment

Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.

The meeting adjourned at 12:30pm

Respectfully submitted,
Mary Reynolds
Recording Secretary

****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE
PLANNING BOARD MEETING OF FEBRUARY 8, 2005**

Thomas Mahoney, Chairman